

NO PHOTO AVAILABLE	Price: \$169,700	MLS® #: 410822000602900
	Status: Active	PID #: 2009108146
	Legal Descr.: N PT LOT A SUBJECT TO EASEMENT, KINCARDINE, (MUN. OF KINCARDINE).	
	Address: 724 QUEEN ST City: KINCARDINE, N2Z 1Z8 Prop known as: KINCARDINE	
Side of Road:	Lot Size: 179.9 FT X 171.6 FT	Major Area: SBC
No# of Feet on Water:	Approx. Square Feet: 700-1000 RANGE	District: KIN
Out.Dim.:		Sub-Dist: KINC
		Zoning:
List.Date: 19-JAN-2009	Possession: 30 DAYS	

Directions 724 Queen St., Kincardine.
Show.Instr. Key

Type: Commercial Retail, Office, Restaurant For Sale Only	Heating: Electric, Space Heater	Exterior Features: None
Sale/lease: For Sale Only	Fire Protection: None	Driveway: Mutual
Title to Land: Freehold	Utilities/Services: Municipal Sewer	Construction: Block
Property Size: Under 0.5 Acres	Rental Equipm.: None	Internal Features:
Access:	Documents: None	Roof: Tar & Gravel
Site Influence: High Traffic Location		Floor: Concrete
WF Features: Water View		

Inclusions All equipment.
Exclusions
Remarks All measurment are approx. Building & equipment only for sale. Great location with Lake view. Formerly used for fast food resturant sub shop.

Floors: 2	Sign: Yes	UFFI: UNKNOWN	Garage: No	Gar.Details:
Rental Income: NO	Lockbox: No	SPIS: No	Water Front: No	Water:
Building Age: OL	Envir.: Unknown	GST: Yes	Parking: Yes	Park.Dim.:
			Survey: NO	

Type	Net Rental Area	Rental Rate	Occupant	Lease Expiry
Retail	\$1,000			

Heating:	Prop.Taxes:	Bus.Tax:
Electricity:	Water:	Insurance:
Int.Maint.:	Ext.Maint.:	Struct.Maint.:
Gross Revenue:	Total Expenses:	Net Income:
Lease Type:		

Assessment: **\$58000** Taxes: **\$1832 (2008)** Improvements:

Seller Name: **KEGHAM ZENOP KELIAN** Home Tel.: Bus.Tel.:

Listing Office: **ROYAL LEPAGE KINCARDINE REAL ESTATE Brokerage 519 396-3396** Listing Agent: **KEITH BATTLER 519-389-7718** FAX: **(519) 396-6687**

SP: **2.5%**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the REALTORS® Association of Grey Bruce Owen Sound assumes no responsibility for its accuracy. (22-JAN-2009 11:10 EST)

NO PHOTO AVAILABLE	Price: \$238,000	MLS® #: 2009108099
	Status: Active	PID #: 2009108100
	Legal Descr.: BUSINESS ONLY- DURHAM MARKET ST.S., KINCARDINE, (MUN. OF KINCARDINE)	
	Address: 312 DURHAM MARKET ST S City: KINCARDINE, N2Z 2A3 Prop known as: KINCARDINE	
Side of Road:	Lot Size: BUSINESS ONLY	Major Area: SBC
No# of Feet on Water:	Approx. Square Feet: 0	District: KIN
Out.Dim.:		Sub-Dist: KINC
		Zoning:
List.Date: 14-JAN-2009	Possession: 30 DAYS	

Directions 312 Durham Market St.S., Kincardine.
Show.Instr. By app't.

Type: Commercial Retail, Business Only	Heating: Electric, Forced Air	Exterior Features: None
Sale/lease: Business Only	Fire Protection:	Driveway:
Title to Land: Other	Utilities/Services: Municipal Water, Telephone, Municipal Sewer	Construction:
Property Size: N/A	Rental Equipm.:	Internal Features:
Access:	Documents: None	Roof:
Site Influence: Highway Access, Visual Exposure, Shopping Nearby		Floor:
WF Features:		

Inclusions Price includes all inventory 200K's at retail prices, \$105,000 cost, goodwill and chattels.
Exclusions
Remarks Business only for sale. Established furniture business for 5 years. Month to month lease of \$1900/month plus, for 6000 sq.ft. Property tax and business taxes included in lease. Price includes all inventory 200K's at retail prices, \$105,000 cost, goodwill and chattels.

Floors:	Sign: No	UFFI: UNKNOWN	Garage:	Gar.Details:
Rental Income:	Lockbox:	SPIS: No	Water Front:	Water:
Building Age: 0	Envir.:	GST: Unknown	Parking: Yes	Park.Dim.:
			Survey: N/A	

Type	Net Rental Area	Rental Rate	Occupant	Lease Expiry
Heating: Tenant	Prop.Taxes:	Bus.Tax:		
Electricity: Tenant	Water:	Insurance: Tenant		
Int.Maint.:	Ext.Maint.:	Struct.Maint.:		
Gross Revenue: \$275,000	Total Expenses: \$175,000	Net Income: \$100,000		
Lease Type:				

Assessment: **\$0** Taxes: **\$0 ()** Improvements:

Seller Name: **RAY KIKKERT** Home Tel.: Bus.Tel.:

Listing Office: **ROYAL LEPAGE KINCARDINE** Listing Agent: **KEITH BATTLER 519-389-7718** FAX: **(519) 396-6687**
REAL ESTATE Brokerage 519 396-3396

SP: **2.5%**

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